

Town of Sharon Planning Board

Minutes of 12/22/22

Meeting held via ZOOM

Planning Board Members

Pasqualino Pannone, Chair	David Blaszkowsky
Rob Maidman, Vice Chair	Peter O'Cain, Town Engineer
Xander Shapiro - absent	
Shannon McLaughlin, Secretary	

Other Attendees

Sonal Pai, Brian Collins

Meeting Initiation

Chair Pannone called the meeting (via ZOOM) to order at 7:02 PM.

Mr. O'Cain said there was no need to enter Executive Session as there were no updates from Attorney Gelerman.

Meeting Minutes

Mr. Blaszkowsky moved to approve the minutes of 11/10/22. Mr. Shapiro seconded the motion. The Board voted 4-0-1(McLaughlin) in favor of approval.

Mr. Maidman moved to approve the minutes of 12/1/22. Mr. Blaszkowsky seconded the motion. The Board voted 4-0-1(McLaughlin) in favor of approval.

Zoning Articles Update

Mr. O'Cain reviewed the Zoning changes previously discussed with the Board. He said the proposed MBTA Zoning is due December, 2024. The State wants the transit oriented development to be 15 units per acre. Sharon has septic. Sharon can determine the number of houses. Mr. O'Cain said he doesn't see much coming out of this. By January 31st, we need to send a document of what's being planned. Mr. O'Cain said Ms. De La Fuente had applied for a grant to revise zoning. We also can submit an action plan for interim compliance on how we are going to make the MBTA Zoning happen. This can be revisited in July. Mr. O'Cain said if we get the grant, it can help to ensure that the language is good. A discussion has been had on this topic. We have reviewed in full and are ready to move on.

ADU Amendment was also reviewed by Mr. O'Cain. The Board discussed the language changes and it was determined it needs to be more explicit. Chair Pannone said the goal is to clean up the language. Go to Town Counsel to review. Post as draft language to be incorporated into the article. Ensure our intentions are clear. Ms. McLaughlin said that if we take

a stab at rewording and then go to Town Counsel to ensure it is clear. This is our intent. It will help us before the article is voted on. Ms. McLaughlin said she will supply Mr. O'Cain with updated language.

Short Term Rental Bylaw – conversation ensued and changes made.

General Bylaw Clean up – Mr. O'Cain reviewed and the Board commented.

Chair Pannone said we are far ahead of the curve in terms of schedule. He asked Mr. O'Cain when will markups be ready to have Gelerman review so that we can seek public input and then go back to Attorney Gelerman with changes.

Brian Collins of 28 Brook Road asked: In the category of cleanup from last TM article, do any of Attorney Generals rejections require action. Mr. Pannone said we are waiting for Marc Bobrowski to update us/appeal to AG.

Future Discussions

Review of Post Office Square Design Guidelines

Zoning Bylaw 4391

North Main Street property is a LIP. It will be filed as a comprehensive permit from the ZBA.

The Maskwonicut Bridge should be completed August 2024. Construction will occur around train schedules.

Future Scheduled Meetings

1/19

Adjournment

Mr. Shapiro moved to adjourn the meeting and Mr. Blaszkowsky seconded the motion. The Board voted 5-0-0 in favor of adjournment at 8:30 PM.